



**To the Mayor and Members of the City Council**

**January 12, 2016**

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**SUBJECT: TRAIL DRIVE EXTENSION**

On April 14, 2015, staff provided an Informal Report to the City Council that outlined a dialogue that was underway with Fort Worth Independent School District (FWISD) and Tarrant County regarding a potential collaboration on the extension of Trail Drive through the Farrington Field parking lot. The purpose of the proposed collaboration was to alleviate traffic-flow challenges around the West 7<sup>th</sup> Street, University Drive and West Lancaster Avenue. It was anticipated that staff would begin discussions with both FWISD and Tarrant County although funding for the City's share, including the relocation of the Parks maintenance facility, has not yet been identified.

### **Background**

Over the last several years, the Bass Foundation on behalf of FWISD funded an analysis of site options, potential roadway alignment, facility options and infrastructure needs at this site---delivering the results to FWISD. More recently, Bennet Benner Partners and Dunaway & Associates have continued the work by developing cost estimates and preliminary engineering documents. That team tentatively estimates the project cost for the project to be \$8,137,000 to include the following:

Trail Drive Extension	\$1,772,000
Van Zandt Land & Park Improvements	\$1,309,000
Demolition	\$1,035,000
Franchise Utilities	\$ 126,000
Water Infrastructure	\$ 205,000
Storm Drain Infrastructure	\$ 467,000
Traffic Signalization	\$ 531,000
Parking (Bus/Handicap & South Lot)	\$ 950,000
Right of Way (ROW) Value (78,059.52sf)	<u>\$1,742,000</u>
	<b>\$8,137,000*</b>

\*(Estimates have not been updated and do not include contingencies or a risk assessment)

If all of the governing bodies elect to move forward with this project, the intent is for the school district to contribute the ROW value, as documented in a 2013 appraisal commissioned by FWISD, and to consider identifying funding to construct the Bus/Handicap & South Lot Parking Improvements, at their option. It is anticipated that the City and County would be responsible for the remaining estimated \$5,445,000. The County has indicated an interest in funding up to fifty percent of the final cost, but not to exceed \$2.8 million. This amount could increase if the overall costs increase because of inflation or unknown factors. In addition, the City would be responsible for the relocation of the Park maintenance facility to a more appropriate location at a yet-to-be-determined cost.

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Dunaway & Associates also prepared a traffic study in 2014 for the Multi-Purpose Arena. Due to these ongoing discussions regarding the possible Trail Drive extension and the impact that the opening of the Chisolm Trail Parkway could have on the area traffic patterns, the study area was expanded to cover a larger region and included an analysis of the challenges at the University and Lancaster intersection. The study indicated that improvements to traffic congestion would occur on Montgomery, University and Gendy at Lancaster when multiple events are occurring on the Will Rogers Memorial Complex. City staff is reviewing this analysis.

**Proposed Agreement with FWISD:**

Since that time, the City has received a legal description of the easement that would be conditionally dedicated to the City of Fort Worth. The easement would revert back to FWISD in the event that the City does not commence construction agreement January 1, 2021 unless an extension is negotiated. An associated Memorandum of Understanding (MOU) will define street design characteristics, options for limited street closures during stadium events, etc.

In addition, the MOU would modify terms of a 2001 agreement that released the City's reverter and established the City's profit interest in the event of sale of the Farrington Field property. Under the current terms, if the property is sold, payment would be required to the City of 50% of the sale price less the Fair Market Value (FMV) of any improvements upon sale or the cost of the improvement, whichever is less. In order to not discourage FWISD from improving the property, staff has recommended that the revised terms exclude the FMV of any improvements on the site but include the Fair Market Value of the land on which it is located. This exclusion would include the value of the existing field house.

**Next steps:**

1. City Council and FWISD Board of Trustees consideration of the easement dedication acceptance and the MOU in January 12, 2016.
2. Prepare additional due diligence in preparation for negotiation of a Memorandum of Understanding with Tarrant County as follows.
  - a. Engage a consultant to update preliminary site phasing and cost-estimating at an estimated cost of \$12,000. The update will focus on ensuring that appropriate inflation and contingency are incorporated based on the proposed timing of the project. In addition, staff will work with the County to determine potential phasing of the work if they choose to commit their resources now.
  - b. Review the traffic data.
  - c. Incorporate the street segment in the upcoming Master Thoroughfare Plan.



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- d. Develop pricing for relocation of the Park maintenance facilities ranging from a limited proposal for comparable metal buildings on existing City land to a longer-term strategy that resolves other City needs such as graffiti abatement, athletic field maintenance, Park administration, etc., engaging a third-party architectural firm.
- e. Incorporate a recommendation into the upcoming 5-year Capital Plan to ensure that the City Council is able to evaluate the project in the context of other City priorities.

While this analysis will require resources in order to further inform the decision, staff believes that it will be a wise step to allow the City Council to reach a fully-informed agreement with Tarrant County. Please let me know if you have any additional questions.

**David Cooke**  
**City Manager**